

BILL NO. R-97-08-18

ANNEXATION RESOLUTION NO. R- 54-97

A RESOLUTION of the Common Council  
setting forth the policy of the City  
in regard to the Steeplechase  
Voluntary Annexation.

WHEREAS, the annexation of territory to the City of  
Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort  
Wayne is called upon in the preparation of the City  
budget to provide for the furnishing of municipal  
services to the entire City, including newly annexed  
areas; and

WHEREAS, the Common Council of the City of Fort  
Wayne has before it an Ordinance for the annexation of  
the Steeplechase Voluntary Annexation Area, more  
specifically described as follows, to-wit:

Part of the Northwest Quarter of Section 28, and the Northeast Quarter  
of Section 29, all in Township 31 North, Range 12 East, Washington  
Civil Township, Allen County, Indiana, more particularly described as  
follows:

BEGINNING at the intersection of the Easterly extension of  
the South right-of-way line of California Road with the  
Northwesterly right-of-way of Interstate 69 (Indiana State Highway  
Project No. 69-4(2) 109.1958); thence South 90 deg. 00 min. 00  
sec. West parallel to and 20.00 feet South of the North line of  
said Section 29 to a point 1617.42 feet South 90 deg. 00 min. 00  
sec. West and 20.01 feet South 01 deg. 35 min. 00 sec. East  
from the Northeast Corner of said Section 29; thence South 01  
deg. 35 min. 00 sec. East, a distance of 2149.00 feet to a point  
on the Northwest right-of-way of Interstate 69; thence continuing  
South 01 deg. 35 min. 00 sec. East to the Southeasterly right-of-  
way of Interstate 69; thence Northeasterly along the Southeasterly  
right-of-way of Interstate 69 to the intersection of the East right-  
of-way of Hillegas Road; thence North on the right-of-way of  
Hillegas Road to the Northwesterly right-of-way of Interstate 69;

thence Southwesterly on the right-of-way of Interstate 69 to the  
POINT OF BEGINNING.

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That in the case of the Steeplechase Voluntary Annexation Area, it is the policy of the City of Fort Wayne to follow the provisions of Section 1.1 of Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana of 1974, as amended, with regards to the provision of non-capital and capital services to the annexation area.

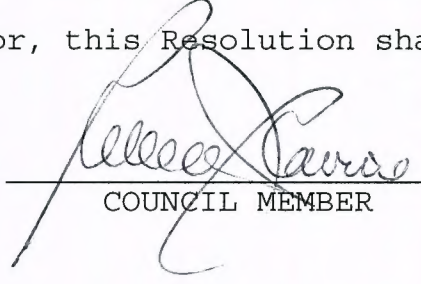
SECTION 2. That it is the policy of the City of Fort Wayne to follow the annexation fiscal plan for said described territory, as prepared by the Division of Community and Economic Development which is incorporated herein. Two copies of said plan are on file in the office of the Clerk of the City of Fort Wayne and are available for public inspection as required by law.

SECTION 3. That said plan sets forth cost estimates of the services to be provided, the methods of financing these services, the plan for the organization and extension of these services, delineates the non-capital improvement services to be provided within one (1) year of annexation, the capital improvement services to be provided within three (3) years of annexation, and the



1 plan for hiring employees of other governmental entities  
2 whose jobs will be eliminated by this annexation.

3 SECTION 4. That, after adoption and any and all  
4 necessary approval by the Mayor, this Resolution shall be  
5 in full force and effect.

6   
COUNCIL MEMBER

7  
8  
9  
10 APPROVED AS TO FORM AND LEGALITY

11  
12   
13 J. TIMOTHY McCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Garner,  
and duly adopted, read the second time by title and referred to the Committee on  
Regulations, (and the City Plan Commission for recommendation)  
and Public Hearing to be held after due legal notice, at the Common Council Conference  
Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_,  
the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at  
o'clock \_\_\_\_\_ M., E.S.T.

DATED: 8-12-97

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Garner,  
and duly adopted, placed on its passage. PASSED  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST				<u>✓</u>
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 8-26-97

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,  
as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL) \_\_\_\_\_ (SPECIAL) \_\_\_\_\_

(ZONING) \_\_\_\_\_ ORDINANCE \_\_\_\_\_ RESOLUTION NO. 9-54-97  
on the 26th day of August, 1997

ATTEST: Sandra E. Kennedy SEAL Thomas P. Henry  
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the  
27th day of August, 1997,  
at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day  
of August, 1997, at the hour of 1:00  
o'clock \_\_\_\_\_ M., E.S.T.

PAUL HELMKE  
PAUL HELMKE, MAYOR

**DIGEST SHEET**

**TITLE OF ORDINANCE** RESOLUTION

**DEPARTMENT REQUESTING ORDINANCE** COMMUNITY & ECONOMIC DEVELOPMENT

**SYNOPSIS OF ORDINANCE** APPROVES STEEPLECHASE VOLUNTARY ANNEXATION AREA

FISCAL PLAN  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EFFECT OF PASSAGE** FISCAL PLAN APPROVED  
\_\_\_\_\_

**EFFECT OF NON-PASSAGE** FISCAL PLAN IS NOT APPROVED

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS)** \_\_\_\_\_

**ASSIGNED TO COMMITTEE (PRESIDENT)** \_\_\_\_\_





## MEMORANDUM

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**To:** City Council Members

**From:** Pam Holocher, Senior Planner-Long Range

**Date:** August 7, 1997

**Subject:** Steeplechase Voluntary Annexation

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Attached is the ordinance, resolution and fiscal plan for the Steeplechase Voluntary Annexation to be introduced to City Council on August 12, 1997. Members of the Long Range Planning staff will be present at the August 26<sup>th</sup> Council meeting during discussion and public hearing to present the plan and answer any questions you may have regarding this annexation.

The Steeplechase Voluntary Annexation covers 54 acres and will bring in approximately 253 residents on January 1, 2004. The area is presently being developed as a single-family residential subdivision of approximately 107 homes and one business. The expected net revenue is \$295,000 during the first five years after annexation. Full taxes would be first payable in the year 2005.

If you have any concerns, please feel free to call me or Bryan McMillan at 427-2141.



# FISCAL PLAN

CITY OF FORT WAYNE  
Paul Helmke, Mayor

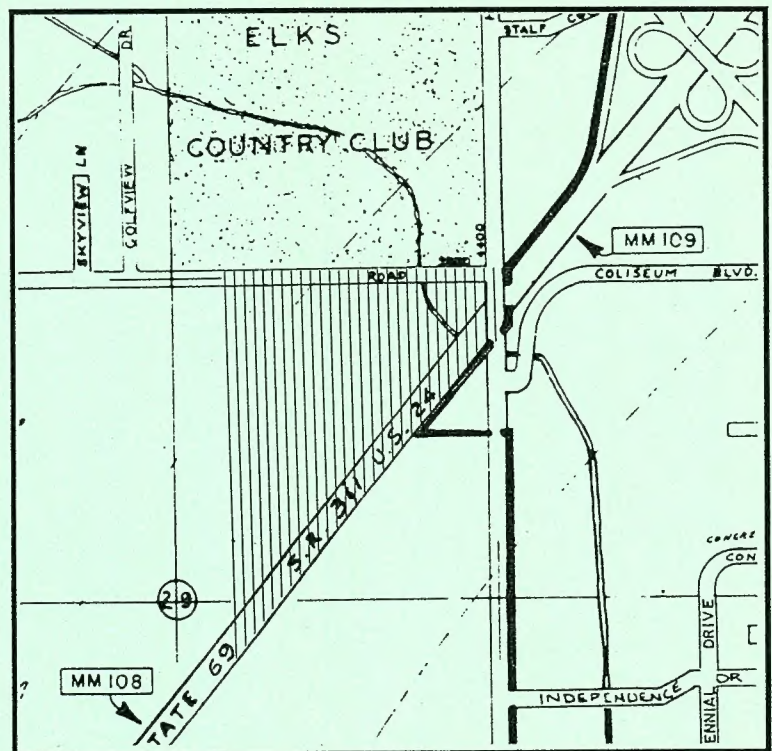
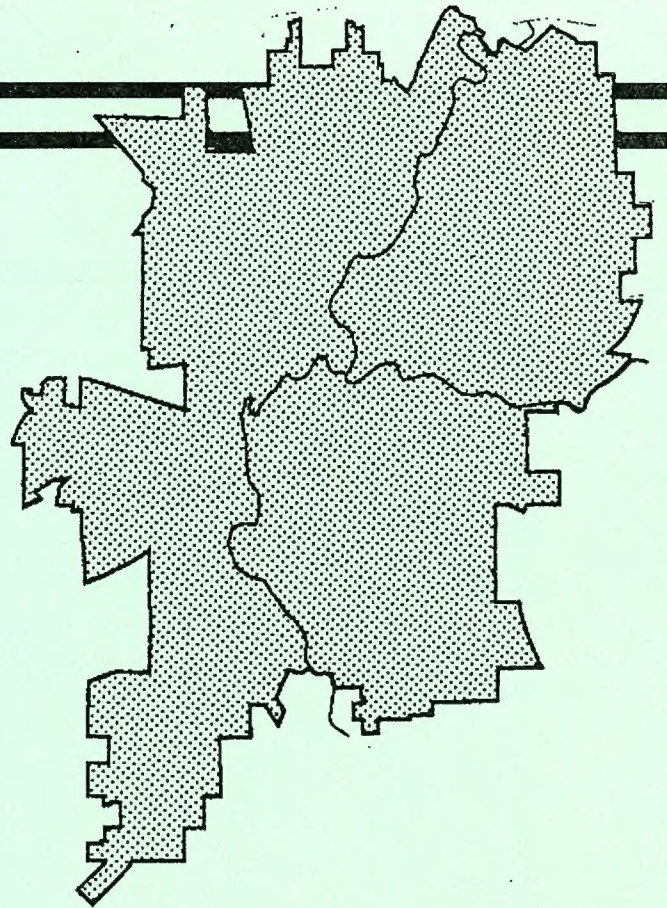
## Steeplechase Annexation

August 1997

COMMUNITY & ECONOMIC

**C&ED**

DEVELOPMENT



ADMINISTRATION AND POLICY DIRECTION

Paul Helmke  
Mayor  
City of Fort Wayne

Gregg LaMar  
Director  
Division of Community Development and Planning

Gary Stair  
Director  
Department of Planning

RESEARCH AND PREPARATION

Pamela Holocher, Planner III  
Bryan McMillan, Planner II



## INTRODUCTION

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Since its incorporation in 1840, the City of Fort Wayne has grown through the annexation process. During the late 1800's and the first half of the twentieth century, the City was successful in its efforts at keeping the urbanizing areas of the community within the city limits.

As growth accelerated after 1950, several factors thwarted the City's attempts to keep pace with an expanding county population. Random development, with lower density residential neighborhoods, good routes of transportation, greater use of automobiles, and the decentralization of major employment facilities, contributed to the decline of the City's population.

Therefore, the City has throughout its history annexed land adjacent to its corporate boundaries. Mr. Orin Sessions has petitioned the City of Fort Wayne for the voluntary annexation of the property located west of Hillegas Road, south of California Road, and north of Interstate Highway 69 (See Figure 1, page 2). The effective date of annexation, if approved, will be January 1, 2004. The property consists of The Fort Wayne Tack Room (an equestrian supply store and facilities) and vacant land. Subsequent to the proposed effective date of the annexation, most of this area will be comprised of the Steeplechase Subdivision of approximately 107 single-family residential lots. Construction is scheduled to begin in the fall of 1997. There is presently one residential structure located within the annexation area. The Interstate 69 right-of-way along the southeastern side of the property will be annexed as well as a small portion of Hillegas Road. This annexation area is approximately 54 acres in size.

This Fiscal Plan is required by State Annexation Law to demonstrate how the Steeplechase Voluntary Annexation meets the legal requirements for annexation. The plan includes data regarding the Steeplechase area, service provision commitments, and fiscal impacts of the annexation upon the City.

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## SECTION ONE: Basic Data

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### A. LOCATION

The Steeplechase area proposed for annexation is located northwest of the City of Fort Wayne and is roughly triangular in shape. The area is bound on the east and south by the eastern rights-of-way of Hillegas Road and I-69. It is bound on the north by the southern right-of-way of California Road, on the west by the property line approximately 1700 feet from Hillegas Road. (See Figure 1 on page 2).

### B. SIZE

The Steeplechase Voluntary Annexation area contains approximately 54.4 acres.

### C. POPULATION

Block statistics from the Census of Population and Housing show that 49 persons resided in the census block that contains the Steeplechase Voluntary Annexation area. However, few, if any, actually lived within the Steeplechase Voluntary Annexation area in 1990. It has been estimated that approximately 253 persons will reside in the Steeplechase Voluntary Annexation area following development. This projection is based on statistics from the 1990 U.S. Census of Population and Housing for the entire tract. The persons per household figure for that tract was multiplied by the number of proposed units in the annexation area.

### D. LAND USE

Presently, the land proposed for annexation is vacant except for an equestrian supply store and facilities in the extreme northeastern corner. However, the property owner plans to construct a single family subdivision which will encompass most of the annexation area.

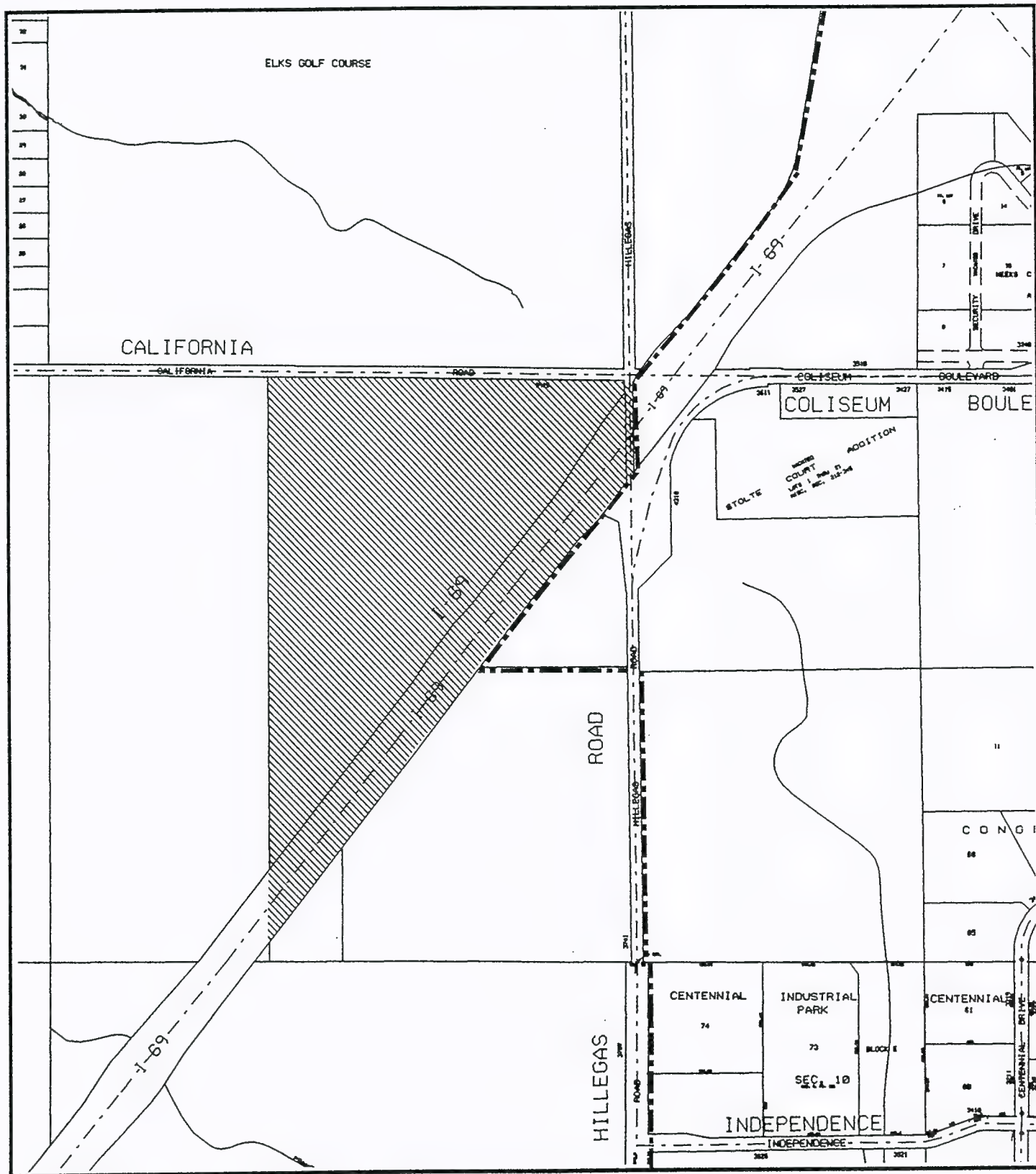
### E. ZONING

The Steeplechase Voluntary Annexation area currently contains two county zoning classifications, RS1 (Suburban Residential) and RSP1 (Suburban Residential Planned). Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classification will be R1 (Single Family Residential).



# Steeplechase Annexation

## Figure 1



**LOCATION**

F. ASSESSMENT

The present total assessed value for the Steeplechase Voluntary Annexation area is \$35,240. Following development the estimated assessment would be \$2,327,661.

G. NET TAX RATES PER \$100 ASSESSED VALUATION

Table 1 shows the changes in tax rates for the taxing jurisdiction containing the Steeplechase Voluntary Annexation area. The 1996 (payable 1997) tax rates, before and after annexation, are as reported by the Allen County Auditor's Office.

Table 1: Tax Rate Conversions

Taxing District	Existing Rate	Rate After Annexation	Change in Rate	Percent Change
Washington Transit	\$ 6.5125	\$ 9.0772	\$2.5647	39.4%

H. COUNCIL DISTRICT

The Steeplechase Voluntary Annexation area will be initially assigned to City Council District 3, subject to any later statutorily-required reapportionment.



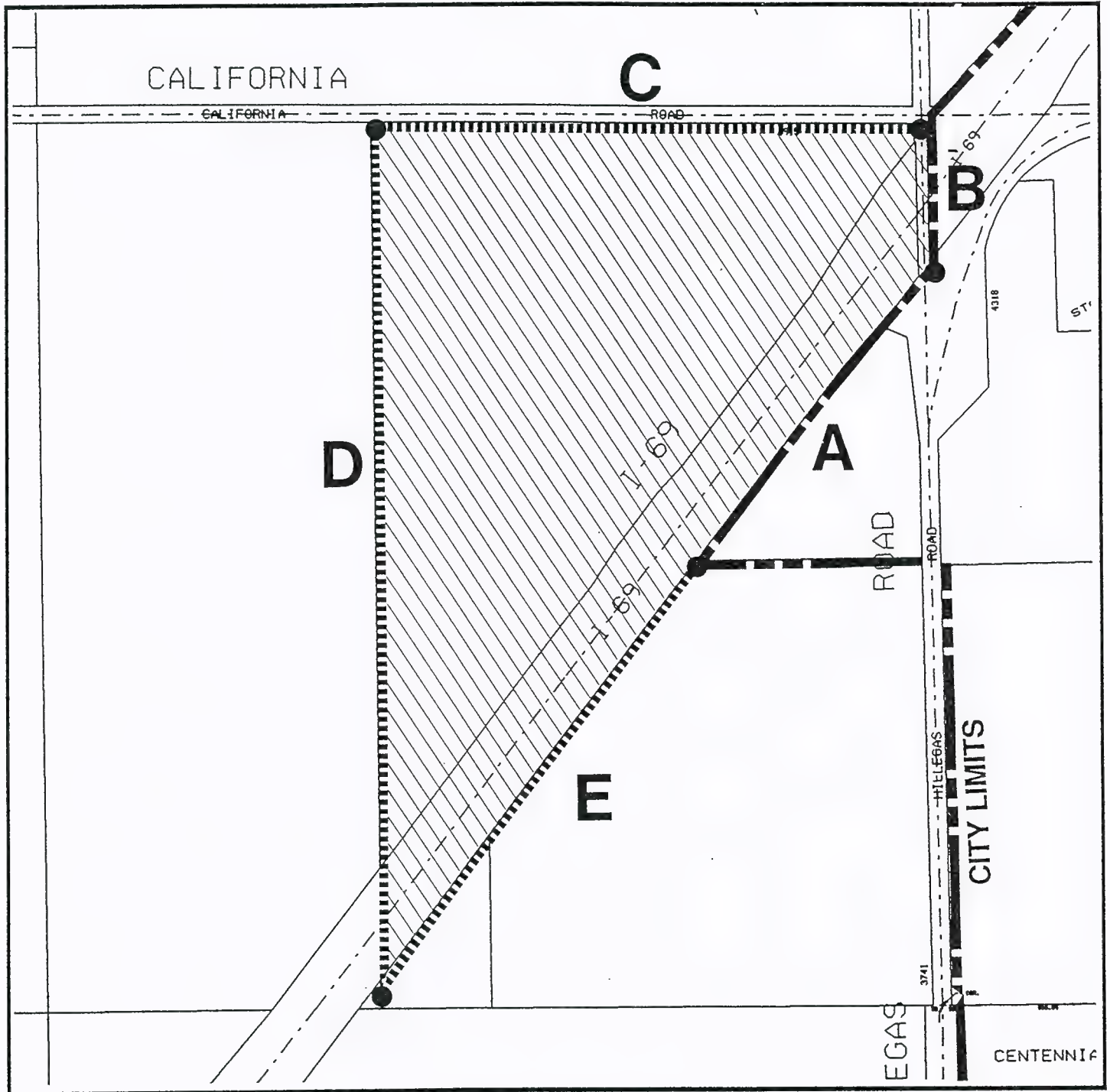
## SECTION TWO - The Comprehensive Annexation Program

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The annexation of the Steeplechase area is part of a larger, comprehensive annexation program developed in a report prepared by the Department of Community Development and Planning in 1975 and which was subsequently updated in 1976. *The Annexation Policy and Program Study* was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth." Because the Steeplechase Voluntary Annexation area met this criteria in 1975-1976, the report identified it as part of a larger area recommended for annexation.

# Steeplechase Annexation

## Figure 2



### CONTIGUITY

#### Contiguous

- A. 1047'
- B. 420'

1467' (20%)

#### Non-Contiguous

- C. 1617'
- D. 2519'
- E. 1612'

5748' (80%)

## SECTION FOUR - Municipal Services

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This section of the Fiscal Plan projects costs and methods of financing municipal services for the Steeplechase Voluntary Annexation area. How and when the City plans to extend non-capital services and capital improvements is also outlined in the following pages. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in the provision and financing of services in an equitable manner.

The municipal services described in this section are analyzed according to the needs of the Steeplechase Voluntary Annexation area, the costs of providing services, and funding sources. It should be noted that the costs of providing municipal services have been rounded off to the nearest dollar and are calculated at today's dollar value. In addition, costs to provide municipal services to the Steeplechase Voluntary Annexation area will be inflated in the Financial Summary Section, which follows this section.

As required by State Law the annexation area will receive planned services of a non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital improvement nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the Steeplechase Voluntary Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

### A. POLICE

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work, such as participation in court proceedings and the protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order.



The Steeplechase Voluntary Annexation area will be included in Fort Wayne Police District C. According to the Fort Wayne Police Department's assessment of the personnel and equipment needs of the Steeplechase Voluntary Annexation, no additional staffing or equipment will be required. On average, two officers per shift will patrol the area.

It has been estimated that there will be 12 calls for service in the proposed Steeplechase Voluntary Annexation area per year once the area is fully developed. It is estimated that, on average, each call requires 0.75 hours to service and the hourly personnel cost for police response is \$22.85. The estimated cost per year of the projected calls for service is \$274.20, plus an additional 5 percent (\$13.71) for administrative costs. The sum of these costs results in an estimated annual operating cost of \$287.91.

Funding for police services in the annexation area will come from the Civil City Budget of the Police Department, which is derived primarily from property taxes through the General Fund.

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CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$287

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#### B. FIRE PROTECTION

The Fort Wayne Fire Department will be responsible for providing fire protection services to the Steeplechase Voluntary Annexation area immediately upon annexation. The services provided include, but are not limited to, full fire suppression activities, fire prevention, EMS support-First Responder, emergency hazardous materials response, public education, and fire investigations.

The Fort Wayne Fire Department has determined that it can provide service to the Steeplechase Voluntary Annexation area with existing personnel and equipment. Primary response will come from Station 6, at 1500 Coliseum West, which is equipped with one class "A" Pumper. The annexation area is one and one-quarter miles from Station 6. The response time will range from 4 to 6 minutes depending on traffic, time of day, and other variables. These average response times in the annexation area are comparable to the average response times for similar distances between primary responder and emergency location in the rest of the City. Secondary response will come from Station 7, at 1622 Lindenwood, which is also equipped with one Class "A" Pumper.

The Fort Wayne Fire Department has estimated that it will receive approximately one call for service each year from the Steeplechase Voluntary Annexation area once the area is fully developed. It costs the Fort Wayne Fire Department about \$1,082 to respond to each call.

Therefore, the annual operating expenses for the annexation area will amount to approximately \$1,082 per year.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$1,082

### C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the provider of ambulance service for the City. Properties in the Steeplechase Voluntary Annexation area will receive full advanced life support ambulance service immediately upon annexation.

A number of ambulances are stationed throughout the City 24 hours a day. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. For some emergencies, such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from Station 6, located at 1500 Coliseum West. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, fire fighters can administer medical treatment before the ambulance arrives.

The method of financing emergency medical services is based on user fees. The charges for ambulance service are shown below:

Table 2: EMS Fees

Service	Fee
Non-emergency transfers, scheduled 24 hours in advance	\$182 plus \$6.50 per loaded mile
Non-scheduled, non-emergency transfers	\$244 plus \$6.50 per loaded mile
Emergencies for all City and non-City residents	\$529 plus \$8 per loaded mile and a \$67 fee for emergency response

This method of financing permits service to be extended to the annexation area with its existing budget. No additional manpower or equipment will be needed to service the annexation area.

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$0

#### D. SOLID WASTE DISPOSAL

The Solid Waste Department currently oversees garbage and non-Freon appliance collection, yard waste collection, and curbside recycling within the City of Fort Wayne. National Serv-All will provide residential garbage collection. USA Waste of Indiana will collect both recycled item and yard waste. These solid waste services will be provided to residential single family households and multi-family buildings with no more than four units. The services are paid for through a \$6.75 per month user fee per single family household and subsidized with property taxes. A \$30.00 minimum fee is charged for the removal of freon appliances.

Other programs are also provided by the Solid Waste Department. These programs include the City's Annual Bag-a-Thon, backyard composting, phone book recycling, abandon tire clean-up, Christmas tree recycling, and assistance in neighborhood clean-up efforts. These supplementary programs are funded by contributions, property taxes, grants, and the Solid Waste Fund.

Solid waste disposal services will be available to residents of the proposed annexation area immediately upon annexation. It will not be necessary to hire additional personnel or purchase additional equipment to provide these services.

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CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$0

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#### E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately upon the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. The department also provides installation and maintenance of traffic control devices such as stop lights, control signs, and fire alarm systems. The department has determined that additional personnel and equipment are not needed to service the Steeplechase Annexation area.

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CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$0

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#### F. STREETS AND ROADS

The incorporation of the Steeplechase Voluntary Annexation area as it presently exists will add 0.08 miles of arterial street and 0.50 miles of Interstate Highway 69 to the City. Both will



continue to be maintained by the Indiana Department of Transportation. However, construction of the Steeplechase subdivision is expected to add 0.80 miles of residential streets by the effective date of the annexation. Note: California Road along the northern side of the annexation area is being annexed as part of the North American Annexation.

The Fort Wayne Street Department will be responsible for the general maintenance of all the streets in the Steeplechase Subdivision immediately after the annexation. General maintenance includes snow and ice removal, street sweeping, minor ditch maintenance right-of-way mowing, leaf pick-up, guard rail repair, and surface maintenance. The Street Engineering Department will also provide engineering services and construction supervision for all streets, alleys, and sidewalks that will be constructed within the proposed annexation area.

It costs the City approximately \$6880 to maintain each mile of street annually. The Steeplechase Annexation will add 0.8 miles of street to the City's street system. Therefore, the total cost to provide service to this area will be approximately \$5504 per year. The provision of services to this area will not require any additional equipment or personnel.

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CAPITAL COSTS:	\$ 0
ESTIMATED ANNUAL OPERATING COSTS:	\$ 5,504

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#### G. . PARKS AND RECREATION

Residents of the proposed annexation area will have access to City park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. The Steeplechase Voluntary Annexation area is close to Franke Park and Buckner Farm. The 298-acre Franke Park has a ball diamond, athletic fields, playground equipment, fishing, trails, picnicking, pavilions, an outdoor theater, day camp, and a zoo. Buckner Farm is a 144-acre undeveloped park. Long-range plans for Buckner Farm include nature areas, ponds, picnicking, and active recreation areas.

Other recreational activities including day camp, athletic leagues, youth sports, senior citizen activities, special events, cultural arts, and instructional programs are currently available to all City residents. Most of these services are offered on a fee for service basis, with nonresidents paying a 20 percent higher fee. Once annexed, the residents of the Steeplechase Voluntary Annexation area would pay the resident fee.

A street tree survey will be done at the time of annexation to determine how many street trees are needed, though only if curb and sidewalks are in place. Street trees cost \$32 each. Additional budget and/or bond issue funds would be used to fund the cost of this project.

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CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$0

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## H. WATER

The Fort Wayne Water Utility has made a commitment to provide service to the Steeplechase Voluntary Annexation area. Initially the existing Fort Wayne Tack Room buildings will not be connecting to the City's water supply system, but will have the ability to do so in the future.

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CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$0

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## I. FIRE HYDRANTS

The City of Fort Wayne pays the Fort Wayne Water Utility \$302 annually for each hydrant located within the City. The money the City will pay the Water Utility for hydrant maintenance will be taken from the General Fund. Installation will be paid for by the developer prior to annexation.

Currently the Steeplechase Voluntary Annexation area contains no fire hydrants, but is expected to have twelve when completed. Therefore, since the annual operating expense is \$302 each, the total estimated annual operating costs will be \$3624.

---

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$3,624

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## SANITARY SEWERS

At the request of the property owners, the City of Fort Wayne Sewer Utility has made a commitment to provide sanitary sewer service to the Steeplechase Annexation area. Initially the existing Fort Wayne Tack Room buildings will not be connecting to the City's sanitary sewer system, but will have the ability to do so in the future.

---

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$0

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## K. STORM SEWERS

Upon annexation, maintenance and operation services will be provided to those components of the area's storm drainage system, if any, that become part of the municipal system. This

would include public storm sewers meeting City of Fort Wayne construction standards, and ditches that have been petitioned for and been accepted by the Board of Stormwater Management for maintenance by the Utility. At this time there are no drainage lines or structures that fall into this category. However, development of the Steeplechase subdivision will include stormwater facilities.

User fees are the source of revenue City Utilities uses to fund these services. Following annexation, all residents and businesses will be immediately subject to monthly stormwater drainage fees (\$1.80 per house per month, varying rates for businesses). The property owners will remain subject to possible assessments from the County Drainage Board for work on the drains even after annexation.

---

CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$0

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#### L. STREET LIGHTING

It is the goal of the City to light every intersection in Fort Wayne, to reduce night accidents, aid in police protection, facilitate the traffic flow, and inspire community spirit and growth. Therefore, the City will place two City-standard street lights at the intersection of Hillegas and California Roads within the first year of the effective date of annexation. This new lighting will cost approximately \$1,000. The annual operating and maintenance cost for these two lights is \$190 per year.

These capital costs will be funded predominately from the General Lighting Fund. Operating costs will be paid by the City through the regular departmental budget. Any additional mid-block lighting, ornamental lighting or underground wiring must be petitioned by the residents involved per State Statute. The residents would be assessed for the cost of these installations.

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CAPITAL COSTS:	\$ 1,000
ESTIMATED ANNUAL OPERATING COSTS:	\$ 190

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#### M. ANIMAL CONTROL

The Fort Wayne Department of Animal Control will provide various services to the Steeplechase Voluntary Annexation area immediately upon the effective date of annexation. The services this department will provide include, but are not limited to, enforcement of state and local laws relative to animals, sheltering of stray animals, emergency response to animal complaints, 24-hour service (seven days a week including holidays), canvassing for unconfined strays, dead animal pick-up, trap rental, pet adoption, and a humane education program.



It was determined by the Animal Control Department that due to the projected population of the area the projected operating cost per year will be negligible. The number of existing field and animal care staff can absorb the additional work load presented by this area. Therefore, no additional officers or equipment will be required.

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CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$0

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#### N. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the Steeplechase Voluntary Annexation area residents immediately upon the effective date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Commission, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions for the various city departments. When the area is annexed, city departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size and population of an area. Consequently, this plan does not include cost estimates. However, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund, the State and Federal Government.

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CAPITAL COSTS:	\$0
ESTIMATED ANNUAL OPERATING COSTS:	\$0

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## **SECTION FIVE - Plan for Hiring Governmental Employees Displaced by Annexation**

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It is not anticipated that, due to the annexation of the Steeplechase area, any governmental employees will be eliminated from other governmental agencies. However, if any government employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

## SECTION SIX - Financial Summary and Recommendation

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The purpose of this section is to project the revenues and expenditures from the proposed Steeplechase Voluntary Annexation. This section also provides a five-year summary of the expenditures compared with the revenues.

### A. REVENUES

Property taxes are the main source of revenue to be received from the Steeplechase Voluntary Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area and can be obtained from the Office of the Washington Township Assessor. The formula for computing tax revenue is shown in the following table:

Table 3: Tax Revenue Formula

$\frac{V-E}{100} (T) = TR$	
Where:	
V =	Assessed Valuation
E =	Home Mortgage and Homestead Exemptions (\$3,000)
T =	City Tax Rate
TR =	Tax Return

The total assessed valuation of the Steeplechase Voluntary Annexation is currently \$35,240. However, once the Steeplechase Subdivision is completed, it is estimated that the assessed valuation will be approximately \$2,327,661, which includes the existing retail facility at the northeast corner of the area. The annexation area, which is located in Washington Township, will be subject to the Fort Wayne tax rate.

To calculate the revenue which will be generated from the annexation, the first step is to deduct the Home Mortgage and Homestead exemptions from the total assessed value in the area. There will be approximately 107 residential properties in the proposed annexation area. Assuming that each one to be eligible for both the Home Mortgage Credit of \$1,000 and the Homestead Credit of \$2,000 for a total exemption of \$3,000, the total taxable assessed value is reduced by \$321,000 resulting in a net estimated assessed value of \$2,006,661. Property tax for 1998 can then be determined by applying the Fort Wayne/Washington rate to this figure



(See Table 4) giving a total property tax estimate of \$65,955. Applying an inflation rate of three percent per year, the tax revenue for 2005 would be \$83,550.

This annexation will also enable the City to receive additional revenue from the Motor Vehicle Highway (MVH) and from the Local Roads and Streets (LR&S) Fund. These funds are allocated based on the City's total population and road mileage. The projected revenues were determined based on an average of past MVH and LR&S distributions from 1993 through 1995. The population figure of 253 and roadway mileage of 0.88 miles (0.80 residential and 0.08 arterial) were used to calculate the additional revenues the City expects to generate. Taking into account the above considerations, it is anticipated that the City will receive an additional \$815 from MVH and an additional \$2361 from LR&S annually as a result of the Steeplechase Voluntary Annexation.

Table 4: Taxing District Rate Fort Wayne/Washington

Tax Item	Rate
Corporation General	1.4555
Corporation Debt Service	0.1149
Fire Pension	0.1442
Police Pension	0.1422
Sanitary Officer Pension	0.0157
Fire	0.9832
Park	0.3624
Redevelopment General	0.0130
Fort Wayne Park Bond	0.0557
<b>Total</b>	<b>3.2868</b>

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax (COIT), the County Economic Development Income Tax (CEDIT), and the Alcoholic Beverage Tax. Some of these grants and funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the Steeplechase Voluntary Annexation cannot be calculated. Still, most of these funds will increase with City population increases.

## B. EXPENDITURES

Expenditures, which were reported in the Municipal Services section, are summarized in Table 5. Capital costs are one time expenditures, while annual operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, capital improvement projects, such as construction of streets, curbs, and sidewalks, must follow routine City procedures which often require petitioning. Table 5 details the costs that will be incurred by each department subsequent to the annexation of the Steeplechase area.

Table 5: Expenditures

Department	Capital Cost	Annual Cost
Police	\$0	\$288
Fire	\$0	\$1,082
EMS	\$0	\$0
Solid Waste Disposal	\$0	\$0
Traffic Control	\$0	\$0
Streets & Roads	\$0	\$5,504
Parks & Recreation	\$0	\$0
Water	\$0	\$0
Fire Hydrants	\$0	\$3,624
Sanitary Sewer	\$0	\$0
Storm Sewers	\$0	\$0
Street Lighting	\$1,000	\$190
Animal Control	\$0	\$0
Administrative Services	\$0	\$0
Township Debt	\$0	\$0
<b>TOTAL</b>	<b>\$1,000</b>	<b>\$10,688</b>

## C. FIVE YEAR SUMMARY

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the Steeplechase Voluntary Annexation area for the first five years after it is incorporated into the City of Fort Wayne. The summary reflects a three percent inflation

factor for capital and operating costs, and a three percent increase factor for City revenues for each of the five years.

Property tax revenue from the annexation area will not be collected until 2005. Assuming the area's effective date of annexation is January 1, 2004, assessment will occur in March of 2004, with revenues being collected in 2005. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$14,145 in 2004. Table 6 details the revenues minus the expenses for the Steeplechase Voluntary Annexation area for a 5 year period.

Table 6: Revenues Minus Expenses

Year	Expenditures	Property Tax Revenue	MVH & LR&S	Balance
2004	\$14,145	\$0	\$0	(\$14,145)
2005	\$13,539	\$83,550	\$4024	\$74,035
2006	\$13,945	\$86,056	\$4145	\$76,256
2007	\$14,364	\$88,638	\$4369	\$78,643
2008	\$14,795	\$91,019	\$4397	\$80,621
<b>TOTAL</b>	<b>\$70,788</b>	<b>\$349,263</b>	<b>\$16,935</b>	<b>\$295,410</b>

#### D. RECOMMENDATION

This fiscal plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the Steeplechase Voluntary Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on January 1, 2004.



## APPENDIX: Steeplechase Voluntary Annexation

### Area Legal Description

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Part of the Northwest Quarter of Section 28, and the Northeast Quarter of Section 29, all in Township 31 North, Range 12 East, Washington Civil Township, Allen County, Indiana, more particularly described as follows:

BEGINNING at the intersection of the Easterly extension of the South right-of-way line of California Road with the Northwesterly right-of-way of Interstate 69 (Indiana State Highway Project No. 69-4(2) 109.1958); thence South 90 deg. 00 min. 00 sec. West parallel to and 20.00 feet South of the North line of said Section 29 to a point 1617.42 feet South 90 deg. 00 min. 00 sec. West and 20.01 feet South 01 deg. 35 min. 00 sec. East from the Northeast Corner of said Section 29; thence South 01 deg. 35 min. 00 sec. East, a distance of 2149.00 feet to a point on the Northwest right-of-way of Interstate 69; thence continuing South 01 deg. 35 min. 00 sec. East to the Southeasterly right-of-way of Interstate 69; thence Northeasterly along the Southeasterly right-of-way of Interstate 69 to the intersection of the East right-of-way of Hillegas Road; thence North on the right-of-way of Hillegas Road to the Northwesterly right-of-way of Interstate 69; thence Southwesterly on the right-of-way of Interstate 69 to the POINT OF BEGINNING.



BILL NO. R-97-08-18

REPORT OF THE COMMITTEE ON REGULATIONS

REBECCA J. RAVINE - THOMAS E. HAYHURST - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS  
REFERRED AN ~~(ORDINANCE)~~ <sup>XXXXXXXXXX</sup> (RESOLUTION) of the Common Council setting  
forth the policy of the City in regard to the Steeple Chase Voluntary  
Annexation

HAVE HAD SAID ~~(ORDINANCE)~~ <sup>XXXXXXXXXX</sup> (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
~~(ORDINANCE)~~ <sup>XXXXXXXXXX</sup> (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*Rebecca Ravine*

*Tom Hayhurst*

*Debra Lake*

*Donna*

*Martin A. B...*

*Mike Turvey*

DATED: 8-26-87

Sandra E. Kennedy  
City Clerk